29 RUMPLECROFT, OTLEY LS21 2RE

Asking price £360,000

FEATURES

- Extended And Much Improved 4 Bedroom Semi Detached House
- Sitting Room With Adjoining Dining Room
- Gardens To The Front, Side And Rear
- Elevated Position With Chevin Views To The Backdrop
- Smartly Modern Appointed Kitchen With Dining Conservatory
- Fully Tiled House Bathroom
- Driveway And Double Garage
- EPC Rating D / Tenure Freehold / Council Tax Band C

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4 Bedroom House - Semi-Detached located in Otley

Built in the 1970s, this extended property has been thoughtfully improved to create a welcoming family home. Spanning an impressive 1,089 square feet, it boasts four spacious bedrooms and two inviting reception rooms, together with a fantastic well appointed dining kitchen, providing ample space for both relaxation and entertaining.

The house is set in an elevated position, allowing for lovely views of the picturesque Otley Chevin, which serves as a stunning backdrop to your daily life. The neat gardens surrounding the property are larger than average for the area, offering a wonderful outdoor space for children to play or for hosting summer gatherings.

For families, this home is ideally located within easy walking distance of local schools, making the morning school run a breeze. Additionally, the property features a double garage and driveway parking, ensuring convenience for you and your guests.

This semi-detached house is not just a property; it is a perfect home for a growing family, combining practicality with a touch of charm. With its desirable location and ample living space, it is a must-see for anyone looking to settle in the lovely town of Otley.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway
Via a glazed outer door to the front elevation, a useful storage cupboard and the staircase to the first floor.

Living Room 13'5" x 10'11" (4.09m x 3.33m)
Modern focal fireplace with a gas fire inset, a window to the front elevation and a central heating radiator.

Dining Room 10'1" x 8'5" (3.07m x 2.57m)
Window to the rear and a central heating radiator.

Kitchen 15' x 10'6" (4.57m x 3.20m)
A fabulous proportioned kitchen which on top of the measurements shown is open into the conservatory, a lovely dining and sitting area. The kitchen offers an extensive range of wall and base units providing an outstanding amount of storage, and benefitting from having integrated appliances including a dishwasher, a washing machine, twin eye-line ovens and a five ring gas hob with an extractor hood over. Window and door to the rear garden.

Conservatory 13'3" x 8'4" (4.04m x 2.54m)
Open from the kitchen, this is a great addition providing a dining or sitting area to the kitchen. Windows and a glazed door offer a very pleasant outlook with views of Otley Chevin to the backdrop.

First Floor Landing
With access to the following rooms:

Bedroom 1. 12'11" x 10'4" (3.94m x 3.15m)
Window to the front with views of Otley Chevin in the backdrop. Central heating radiator.

Bedroom 2. 10'8" x 10'4" (3.25m x 3.15m)
Window to the rear and a central heating radiator.

Bedroom 3. 10'6" x 8' (3.20m x 2.44m)
Windows to the front with lovely views and a window to the rear looking over the garden. Central heating radiator.

Bedroom 4. 10' x 6' (3.05m x 1.83m)
Window to the front with views of Otley Chevin in the backdrop and a built in cupboard over the bulkhead. Central heating radiator.

House Bathroom
Smartly appointed bathroom fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled walls, a central heated towel rail and a window to the rear.

Outside
To the front is a neat terraced garden offering a lovely selection of shrubs, bushes and plants. A paved patio to the side is an ideal area to enjoy the summer sunshine in privacy. Moving around to the rear the garden is larger than most on the road having a decked corner patio, neat lawn and stocked borders. Greenhouse, walling and fencing enclosing. The property benefits from having a double sized garage 15'11" x 15'8" providing space for a car and for storage, together with driveway parking in front.

Tenure & Service
Tenure: Freehold
All Mains Services Connected

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels . For further information please refer to:
https://checker.ofcom.org.uk

Council Tax
Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Flood Risk Summary
Surface Water - Low
Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website
https://www.gov.uk/check-long-term-flood-risk

Viewing Arrangements
We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

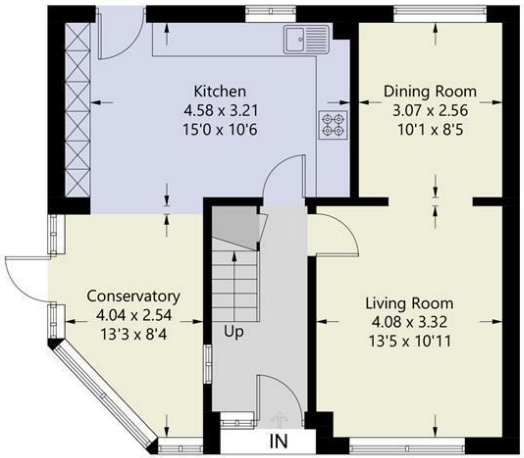
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

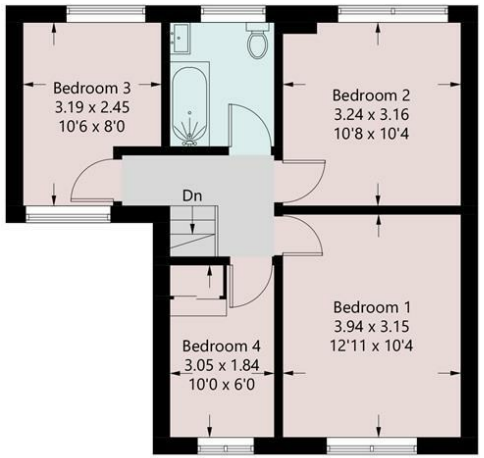
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Rumplecroft, Otley, LS21

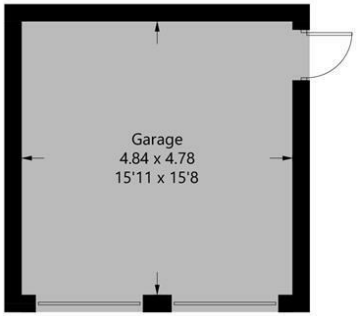
Main House = 101.2 sq m / 1089 sq ft
Garage = 23.4 sq m / 252 sq ft
Total = 124.6 sq m / 1341 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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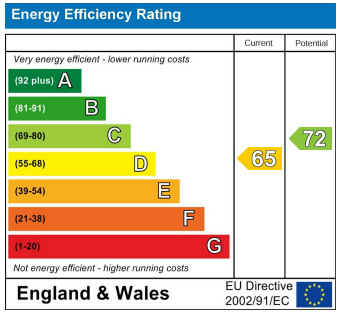

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

T: Call us on 01943 889010
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